

URBAN RENEWAL PLAN

OLD THIRD WARD URBAN RENEWAL PROJECT

NEWARK, NEW JERSEY

	<u>PLAN DATE</u>	<u>PLANNING BOARD</u>		<u>MUNICIPAL COUNCIL</u>
	January 12, 1960	-	7Rb	06-15-60
1 st Amendment	April 12, 1960	04-26-60	7Ri	01-03-62
2 nd Amendment	October 4, 1963	12-02-63	7Rb	03-04-64
3 rd Amendment	February 15, 1965	12-16-65	7Rc	03-03-65
4 th Amendment	September 15, 1966	09-26-66	7Rf	01-04-67
5 th Amendment	January 5, 1970	03-05-70	7Rt	05-06-70
6 th Amendment	January 25, 1973	03-12-73	7RBz	03-21-73
7 th Amendment	January 28, 1974	01-28-74	7RBl	11-06-64
8 th Amendment	October 18, 1974	11-04-74	7RBu	03-05-75
9 th Amendment	April 16, 1975	05-05-75	7Rs	08-07-75
10 th Amendment	January 26, 1976	03-22-76	7Rr	05-19-76
11 th Amendment	September 1, 1976	09-27-76	6S&Fi	04-06-77
12 th Amendment	September 20, 1977	10-24-77	6S&Fe	05-03-78
13 th Amendment	July 15, 1980	08-04-80	6S&Fi	04-01-81
14 th Amendment	March 23, 1982	06-07-82	6S&Fd	10-20-82
15 th Amendment	August 28, 1984	10-01-84	6S&FF	03-06-85
16 th Amendment	February 22, 1985	04-01-85	6S&FB	09-18-85
17 th Amendment	February 5, 1988	03-21-88	6S&FQ	08-03-88
18 th Amendment	March 16, 1990	08-06-90	6S&Fi	12-19-90
19 th Amendment	March 28, 2008	03-31-08		

HOUSING AUTHORITY OF THE CITY OF NEWARK

Text to be added to the 19th Amendment is inserted in this document in Bold [**Thus**]. Text to be deleted is shown with a strikethrough [~~thus~~]

	<u>PAGE NO.</u>
A. TABLE OF CONTENTS	2
Exhibits	3
B. DESCRIPTION OF PROJECT	3
1. Boundaries of Urban Renewal Area	3
2. Urban Renewal Plan Objectives	3
3. Types of Proposed Renewal Actions	4
C. LAND USE PLAN	5
1. Land Use Map	5
2. Land Use Provisions and Building Requirements	5
D. PLAN DEVIATIONS	15
E. PROJECT PROPOSALS	16
1. Land Acquisition	16
2. Rehabilitation	17
3. Redevelopers Obligations	17
4. Underground Utility Lines	18
5. Temporary Improvements	18
F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	18
1. Relocation Proposals	18
2. Other Provisions	19
3. Zoning Changes	19
G. PROCEDURE FOR CHANGES IN APPROVED PLAN	19

EXHIBITS

The following exhibits are attached to this Urban Renewal Plan and made a part hereof:

			<u>Dated</u>	<u>Revised</u>
U.R.P.	Map No. 1	Project Boundary Map	1-12-60	8-28-84
U.R.P.	Map No. 2	Land Use Map	1-12-60	3-28-08
U.R.P.	Map No. 3	Land Acquisition Map	1-12-60	3-16-90
U.R.P.	Map No. 4	Proposed Zoning Changes	1-12-60	3-16-90

B. DESCRIPTION OF URBAN RENEWAL PROJECT

1. Boundaries of Urban Renewal Area

The Old Third Ward Urban Renewal Area is located in the City of Newark, County, of Essex, State of New Jersey. U.R.P. Map No. 1, Project Boundary Map, a part hereof, shows the boundaries of the Urban Renewal Area as follows:

BEGINNING at the intersection of the northerly line of Springfield Avenue with the easterly line of Martin Luther King, Jr. Boulevard; thence, in a general westerly direction along said northerly line of Springfield Avenue to the westerly line of Irvine Turner Blvd.; thence, in a general southerly direction along the westerly line of Irvine Turner Blvd. to the southerly line of Avon Avenue; thence, in a general easterly direction along the southerly line of Avon Avenue to the southerly line of Clinton Avenue; thence, in a general easterly direction along the southerly line of Clinton Avenue to the easterly line of Martin Luther King Jr. Boulevard; thence, in a general northerly direction along said easterly line to the intersection of this line with the northerly line of Springfield Avenue, which is the point and place of beginning; except for Public Housing Project Nos. N.J. 2-15 and N.J. 2-19, which are excluded.

2. Urban Renewal Plan Objectives

- (a) Displacement of buildings that are structurally substandard to a degree requiring clearance, with critical defects in structural elements and/or a combination of deficiencies in essential utilities and facilities.
- (b) Elimination from the area of such blighting influences and environmental deficiencies as overcrowding of buildings on land, excessive dwelling unit density with respect to the structures containing them; obsolete buildings not suitable for rehabilitation or conversion; incompatible uses or land use relationships and other identified hazards to the health, safety and general well-being of the community.
- (c) Rehabilitation of certain existing structures.

- (d) Provisions for public improvements, such as widening and re-alignment of certain streets, utilities and other rights-of-way.
- (e) Removal of impediments to land disposition by the development of disposition parcels of a sufficient size and dimension to achieve an orderly arrangement of land use controls and insure a maximum utilization of those cleared sections for future uses.
- (f) Achievement of an efficient, well-organized complex of land uses to attain compatibility not only between specific uses, but also compatibility in the design of public facilities, landscaping, signs and specific exterior elements.

3. Types of Proposed Renewal Actions

The Redevelopment Agency, in accordance with and pursuant to applicant State and local laws, will remedy, or cause to be remedied, conditions causing blight presently existing and the prevention of their development in the Project Area by:

- (a) Clearance and redevelopment of land containing substandard structures or adverse uses;
- (b) Relocation of occupants presently residing in structures which are acquired;
- (c) Rehabilitation of certain structures;
- (d) Vacation and realignment of certain streets, utilities and other rights-of-way;
- (e) Reservation of certain areas for public streets, rights-of-way and other public purposes;
- (f) Installation and relocation of necessary site improvements, utilities and facilities;

- (g) Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency or authorized by Law, in order to carry out the purposes of redevelopment.

C. LAND USE PLAN

1. Land Use Map

The Redevelopment of the Project Area shall be limited to those uses and those areas as indicated on U.R.P. Map No. 2, Land Use Map, and unless otherwise designated, development in the Area shall be subject to the provisions and minimum standards hereinafter set forth in paragraph 2 of Section C, "Land use Provisions and Building Requirements." U.R.P. Map No. 2, Land Use Map, attached hereto shows the following:

- (a) Land Uses:
 - (1) Residential **Low** Density
 - (2) Residential Medium Density
 - (3) Residential **High** Density
 - (4) **Semi-Public**
 - (5) **Public facilities**
 - (6) **Mixed-Use Medium-Density**
 - (7) **Mixed-Use High-Density**
 - (8) **Neighborhood Commercial**

2. Land Use Provisions and Building Requirements

(a) Permitted Uses

The following uses ~~will be~~ permitted in the Project Area **are defined below:**

Residential:

(1) Low Density Residential ~~may include detached,~~ semi-detached and attached single family dwellings. **Low-income public housing may be one method of developing this residential use. Public and Semi-public land are also permitted in up to 10 percent of the gross-floor-area of the buildings on a site.**

(2) Medium Density Residential ~~may includes all of the above,~~
attached single-family dwellings and attached or free-standing multiple-family dwellings, as
well as ~~retail and service~~ **neighborhood commercial, public, or semi-public** establishments
limited to 10% of the floor area of the residential structure(s) **on a site**. ~~or 15% of the land area if~~
~~provided in a separate building.~~ **Low-income public housing may be one method of developing**
this use.

(3) High Density Residential ~~may includes all of the above,~~
attached or free-standing multiple-family dwellings and high-rise multiple-family residences,
including housing for the elderly. **Neighborhood commercial, public, or semi-public**
establishments limited to 10% of the floor area of the residential structure(s) **on a site are also**
permitted.

~~(1) Neighborhood Commercial:~~

~~Neighborhood Commercial may include supermarkets, automobile
service centers and showrooms, funeral homes, retail stores, offices structures, and service
establishments which generally serve the daily needs of a residential neighborhood with
convenience goods and personal service. Accessory uses such as off-street parking and loading
facilities and service drives shall be permitted. In addition, an existing hotel at Martin Luther
King Jr. Boulevard and Clinton Avenue will be the only transient housing use permitted.~~

~~(2) (4) Semi-Public:~~

Includes Churches, private non-profit organizations ~~clubs~~, day-
care centers, ~~off-street parking and loading~~ and other uses customarily incidental to these semi-
public uses.

~~(3) (5) Public Facilities:~~

Includes Schools, parks, playgrounds, libraries, swimming pools, recreational and/or educational facilities, fire and police stations, ~~off street parking and loading~~ and other uses customarily incidental to these public uses.

(6) Mixed-Use Medium Density:

Includes Medium Density Residential, Neighborhood Commercial, Semi-Public, and/or Public land uses as defined in this plan mixed in the same building or on the same site or as an individual use. Also permitted is structured parking, within a single structure, or within multiple structures on a single parcel. Structured parking shall be enclosed behind street-facing buildings containing permitted uses, or if a parking structure is street-facing, its first level shall consist entirely of neighborhood commercial spaces, vehicular access/egress ways, and building lobbies.

The Area bounded by Montgomery St, Somerset St, Muhummad Ali, and Barclay St containing Blocks 2563, and 2556 shall, when developed, have no less than 4.63 acres within that area devoted to public, landscaped open space.

(7) Mixed-Use High Density:

Includes Medium and High Density Residential, Neighborhood Commercial, Semi-Public, and/or Public land uses as defined in this plan mixed in the same building or on the same site or as an individual use. Also permitted is structured parking, within a single structure, or within multiple structures on a single parcel. Structured parking shall be enclosed behind street-facing buildings containing permitted uses, or if a

parking structure is street-facing, its first level shall consist entirely of indoor neighborhood commercial spaces, vehicular access/egress ways, and pedestrian lobbies. Attached single-family dwellings are not encouraged to have any frontage on Dr. Martin Luther King, Jr. Blvd. or Springfield Avenue.

(8) Neighborhood Commercial:

Includes non-residential uses that are permitted in the Second Business Zoning District of Title 40 Zoning Ordinance of City of Newark Municipal Code with the exception liquor stores, bars, taverns, nightclubs, and dance halls, which shall not be permitted. Service and Retail uses are encouraged to have their frontage on Dr. Martin Luther King, Jr. Blvd; Irvine Turner Blvd.; Springfield Av.; Avon Av.; or Clinton Av.

~~(6) Structured Parking:~~

~~Structured Parking shall include open and enclosed parking garage structures, either as independent structures or integrated into a Mixed Use, Neighborhood Commercial, Medium or High Density Residential, Public, or Semi-Public Development as part of a single structure that supports both parking as well as other approved use(s). Structured Parking shall include all structures, both above and below grade, that are used primarily for the entry, exit, and parking of motor vehicles.~~

(b) Additional Regulations, Controls and Restrictions:

The following additional regulations and controls are hereby imposed by this Plan on the sale, lease or retention of all real property acquired.

(1) General Requirements:

Compliance with all applicable local ordinances, codes, rules and regulations adopted by the City of Newark will be required in the rehabilitation or redevelopment of all real property to be acquired. Whenever the local ordinances, codes and regulations contain different provisions or requirements than those set forth in these Land Use Provisions and Building Requirements, the standards set forth herein shall govern.

(2) Open Occupancy:

The Project land will not be restricted by an agreement or other instrument on the basis of race, creed, color or national origin in the sale, lease, or occupancy thereof.

(3) Transient Housing:

No real property in the Project Area shall be redeveloped with **single-room-occupancy-type hotels or shelters** or other housing for transient use ~~use residents~~, ~~except for an existing hotel at Martin Luther King, Jr. Boulevard and Clinton Avenue.~~ **Hotels for persons who have a permanent residence elsewhere are permitted where allowable according to the land use restrictions of this plan. The project's reviewing board shall have the authority to determine if a proposed hotel fits this definition.**

(4) Additional Regulations and Controls:

(a) Residential Densities

The maximum density shall not exceed the following table:

<u>LAND USE CATEGORY</u>	<u>MAXIMUM ALLOWABLE DENSITY</u>
2 bedrooms	100 D.U. per acre
3 bedrooms and over	60 D.U. per acre
Residential Low Density	22 D.U. per acre

Residential Medium Density	30 85 D.U. per acre
Residential High Density Efficiencies and 1 bedroom	120 D.U. per acre
Mixed-Use Medium Density	85 D.U. per acre
Mixed-Use High Density	120 D.U. per acre

(b) Floor Area Ratio

<u>LAND USE CATEGORY</u>	<u>FAR</u>
Residential Low and Medium Density	1.0
Residential Medium Density	3.0
Residential High Density	4.0
Neighborhood Commercial	1.0
Semi-Public	1.0
Public Facilities	0.5* 1.0
Mixed-Use Medium Density	3.0
Mixed-Use High Density	4.0

~~*The FAR of 0.5 shall apply except for school construction where recreational and/or park lands are provided adjacent to such school. If such park lands are provided an FAR of 3.0 will be permitted for school construction.~~

(c) Signs:

The only signs permitted in the project area shall be directly related to a business or profession conducted on the premises and not more than two signs shall be permitted for each establishment. Moving, rotating, flashing or similar signs will not be permitted and all advertising signs will be affixed flush to the buildings. **These signs shall only be permitted in a 3-foot tall sign band above the first floor storefront that is permitted to extend no more than width of the storefront area.** Only one ~~free-standing~~ **projecting** sign will be permitted for each ~~commercially designated land area and not more than one sign shall be permitted~~ for each

commercial establishment. **Projecting signs shall be limited in area to 16 square feet, and the bottom of each sign shall be at least 10 feet above grade. One free-standing monument-type sign shall be permitted on each site with frontage on Springfield Avenue.**

(d) Off-Street Parking:

A parking space shall have a gross area of 300 square feet, including access and circulation driveways.

<u>USE</u>	<u>MINIMUM SPACES REQUIRED</u>
Residential Low, Medium and High Density	One off-street parking space for each dwelling unit, and in the case of elderly housing, one for three units subject to NHA site plan review.
Residential Low Density	One off-street parking space for each dwelling unit.
Neighborhood Commercial	One sq. ft. of parking for each 4 sq. ft. of net leasable space. One space for every 1500 sq. ft. of net leasable space
Public	One space for each 4 employees; One space for each 10 fixed seats in an auditorium, or one space for each 100 sq. ft. of net floor area.
Semi-Public	One space for each 10 seats in church auditoriums, and one space for every four employees.
Mixed-Use Medium Density and Mixed-Use High Density	The cumulative total of “Residential High and Medium Density” and “Neighborhood Commercial” as indicated above however, shared

	<p>parking arrangements are allowable using the following formula: The greater total from formulas A and B shall become the required number of parking spaces for the development. r=required residential parking; and f=required neighborhood commercial, public, or semi-public parking parking.</p> <p>Formula A: $0.6r+1f$ Formula B: $1r+0.05f$</p>
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(e) Off-Street Loading:

Any use which requires the receipt or distribution of merchandise or materials by motor truck shall have access to adequate loading spaces on the building site.

Each loading space provided shall be of adequate shape, accessibility and shall not be less than 12 feet wide, 33 feet long, a minimum vertical clearance of 14 feet, and a gross area of 600 feet, such measurement to include access and circulation driveways.

Individual non-residential spaces with less than 5,000 sq. ft. of net area shall not be required to have designated loading areas.

The existing municipal standards shall determine the need for off-street loading spaces.

(f) Landscaping:

All Residential:

No less than 20 percent of the area shall be landscaped.

Neighborhood Commercial:

~~————— No less than 15 percent of the area shall be landscaped. Trees shall be planted in side yards adjacent to residential property.~~

Public and Semi-Public:

No less than 20 percent of the area shall be landscaped.

All open areas other than those used for parking, loading, pedestrian and vehicular circulation shall be designed to include planted areas and other related decorative treatment. Areas containing open parking of automobiles shall be landscaped with trees and shrubbery in such a way as to minimize the visibility of such vehicles from adjoining areas. Such landscaping of open parking areas shall be made subject to the approval of the Redevelopment Agency.

Mixed-Use Medium-Density or Mixed-Use High-Density:

No less than 10 percent of the site are shall be landscaped.

~~(g) — Open Space:~~

Residential Low Density Residential Medium-Density or Residential High-Density:

The minimum amount of open space in areas to be developed **with new construction** ~~for private use~~ shall be determined by the application of development standards. Application of such standards will result in not less than 40 percent open space for any such area. In addition, the landscaping provisions of paragraph 4 (f) shall be strictly followed. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

~~(h) — Easements:~~

~~_____ No structures will be built over existing or proposed easements, as indicated on U.R.P. Map No. 2, Land Use Map.~~

(i) Setbacks:

~~There shall be no special setback restrictions required by this Plan, except in the case of parcels to be developed which front along Springfield Avenue between Irvine Turner Blvd. and Martin Luther King Jr. Boulevard. The setback requirement for each such parcel shall be a minimum of twenty (20) feet off Springfield Avenue. Only a front yard setback shall be required along Dr. Martin Luther King, Jr. Blvd. according to the following requirements:~~

Front yard setback standards shall be measured to the structural front walls of applicable buildings and shall not be based on the locations of open or enclosed porches, balconies, or bay windows. Small sections of a new façade may also be recessed deeper than the required setback to allow for architectural interest in the new building.

- 1. The front setback of a new structure shall match the shorter front setback of the two closest principal buildings on each side of the project site on the same block frontage as the site.**
- 2. Bay windows (with no wall section wider than 6 feet), balconies, stoops, and porches are permitted to encroach into the front setback area.**
- 3. When the block has no existing development to serve as the reference for the required setback, the front yard setback shall be 6 feet.**
- 4. For through lots, the street frontage where the closest principal buildings on each end of the lot that have the lesser setback shall be considered the front yard.**
- 5. For corner lots, the following special setback requirements apply to the street frontages of the two intersecting streets.**

5a. One of the setbacks of a new structure shall match the lesser front setback of the closest principal building on that block and on that street frontage.

5b. The other frontage's setback shall be six feet or less.

For all other setback provision ~~for In all other~~ parcels, the proper siting of all structures will be considered during review of the development plans and proposals.

c. Duration of the Plan

The Urban Renewal Plan, as it may be amended from time to time, shall be in effect for a period of thirty (30) years from the date of its original adoption, or amendment, by the Municipal Council of the City of Newark.

d. Provisions Applicable to Real Property Designated as Not-to-be Acquired

1. The Provisions under Section C.2.a. (permitted uses), C.2.b. (Additional Regulations, Controls and Restrictions), loading, parking, landscaping, signs and D.2 (Rehabilitation) are applicable to property designated as not-to-be-acquired when the owners do not acquire additional project land.

2. The provisions under Section C.2.a. (permitted Uses), C.2.b. (Additional Regulations, Controls and Restrictions) Land Coverages, setbacks; and parking, loading, landscaping, signs and D.2 (Rehabilitation) shall be applicable to property designated as “not-to-be-acquired” when the owners thereof acquire additional project land.

D. PLAN DEVIATIONS

The Central Planning Board of the City of Newark may, after review of a site plan that is in one or more aspects inconsistent with the Redevelopment Plan, grant a deviation from provisions of the plan regarding regulations, controls and restrictions of Building and Land Uses and Building or Site Requirements. The granting of such deviations shall not be automatic and

would only be granted under compelling evidence that a deviation would further the intent of this plan and be essential to the project. Each request must be handled on a case-by-case basis and a resolution of the Board setting forth the approved deviations shall become part of the permanent Planning Board records. The developer of the inconsistent site may only be granted deviations specifically outlined by the Board Members at the time of the Site Plan hearing. A public hearing of the Central Planning Board is required for any request from a developer for the Central Planning Board to grant a deviation.

E. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of real property proposed to-be-acquired for:

(1) Clearance and Redevelopment

Real property to-be-acquired for clearance and redevelopment is shown on U.R.P. Map. No. 3, Land Acquisition Map, attached hereto.

(2) Public Facilities

Real property to-be-acquired for clearance and redevelopment for public facilities is shown on U.R.P. Map No. 3, Land Acquisition Map attached hereto.

(3) Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City of Newark, as supplemented and expanded by the Property Rehabilitation Standards for both Residential and Non-Residential Properties.

The Property Rehabilitation Standards formulated by this Redevelopment Agency for residential structures shall conform to and be based upon current HUD Minimum Property Standards for Rehabilitation.

- b. Special Conditions under which properties not designated for acquisition may be acquired.

Agreements will be executed between the Redevelopment Agency and the owners of properties no-to-be acquired. Such agreements will specify the various regulations under C.2.d (1) and (2) above and the Property Rehabilitation Standards for both Residential and Non-Residential properties attached hereto, which must be complied with and will specify a time period within which this may be accomplished. Failure to enter into such an agreement, or failure to execute the requirements of such agreement within the specified time period, will empower the Redevelopment Agency to acquire the affected parcel. The Redevelopment Agency may, at its option, dispose of such parcel of such parcel without demolition of any improvements thereon in accordance with the appropriate provisions, regulations and controls of this Plan or clear and dispose of such parcel for redevelopment.

- c. There are no special conditions under which properties designated for clearance may be exempted from acquisition.

2. Rehabilitation

Existing structures in the Project Area which remain shall comply with the various regulations and controls contained in C.2.d. (1) and (2), D.1.b., and the Property Rehabilitation Standards for both Residential and Non-Residential Properties attached hereto.

3. Redeveloper's Obligations

The various redevelopers shall be obligated to begin construction of improvements for the uses required by the Plan within six months from the date of sale of each parcel of the land to each respective Redeveloper, and they shall complete the construction of all improvements thereon within three (3) years of such date of sale, or a reasonable time thereafter.

4. Underground Utility Lines

Utilities shall be placed underground where practical during the execution stages of the Project.

5. Temporary Improvements

Interim land uses of temporary duration such as but not limited to playgrounds, off-street parking, and gardening may be permitted by the Housing Authority of the City of Newark. Such interim uses shall be compatible with existing and/or proposed land uses as determined by the Housing Authority.

F. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

1. Relocation Proposals

In accordance with the requirements of State Law, these relocation proposals are made part of this Urban Renewal Plan.

The Housing Authority of the City of Newark shall assist all persons (including individuals, families, business concerns and others) displaced by Project activities in finding other locations and facilities. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonable convenient locations and otherwise suitable for their needs.

The Housing Authority for the City of Newark shall make relocation payments to persons (including families, business concerns and others) displaced by redevelopment, for moving expenses and direct losses of certain personal property for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made pursuant to HUD rules and regulations and such payment shall be made only to the extent eligible for payment from funds made available for those specific purposes by the Federal Government or other sources.

2. Other Provisions

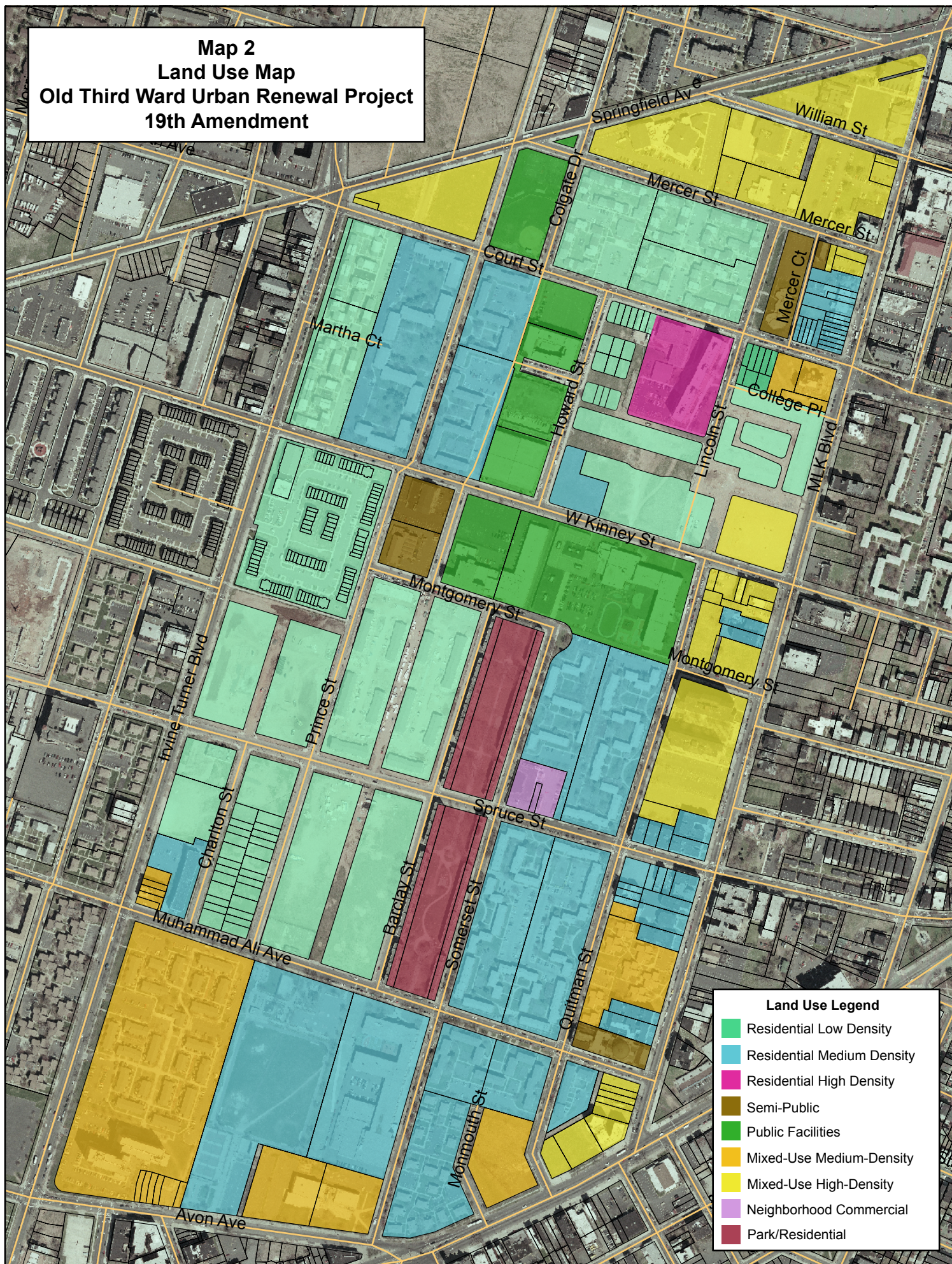
U.R.P. Map. No. 4, Proposed Zoning Changes, a part hereof, is made part of this Urban Renewal Plan in accordance with State Law requirements. Changes are in conformity with use classifications to be established throughout the area, as it is redeveloped. This Urban Renewal Plan also constitutes the Redevelopment Plan under provisions of applicable State Statutes, attaining definite local objectives for appropriate land uses, public transportation, public utilities and other community facilities and provide improvements.

The Plan is in conformity with the Master Plan for the City of Newark.

G. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be amended from time to time, upon compliance with the requirements of all applicable laws, by the Municipal Council of the City of Newark, upon its own initiative or upon the recommendation of the Housing Authority or the Newark Central Planning Board, provided, however, that the amendment must be consented to in writing by the purchaser, or leasee, of any land in the Project Area, previously acquired in accordance with the Urban Renewal Plan, whose interests therein are materially affected by such amendment.

Map 2
Land Use Map
Old Third Ward Urban Renewal Project
19th Amendment



Land Use Legend

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Semi-Public
- Public Facilities
- Mixed-Use Medium-Density
- Mixed-Use High-Density
- Neighborhood Commercial
- Park/Residential